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February 5, 2007


City of Las Vegas  
Planning & Development  
739 South Fourth Street  
Las Vegas, NV. 89101

RE: APN 140-29-802-009  
661 N. Nellis

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,

  
Lucy Stewart  
LAS Consulting, Inc.

**SDR-19648  
03/22/07 PC**